



Capital Planning

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March 25, 2008

Mr. Rick Keller
Senior Officer for Scientific & Medical Research Facilities
California Institute for Regenerative Medicine
210 King Street
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Re: Response to Staff Analysis
CIRM RFA 07-03, Application # FA1-00612-1

Dear Rick:

Thank you for the opportunity to respond to the staff analysis of UC Irvine's application for a CIRM Major Facilities Grant. In general, we found the analysis to be a fair representation of our proposal. We do have several corrections and clarifications, however, as follows:

Number of research teams: The draft analysis evaluates the ASF and cost of UCI's project based on the assumption that the facility will house 16 research teams (PIs). As explained in the application, while the building will accommodate 16 resident researchers, a central goal of the project is to house up to 10 visiting scientists as well (see pages 2, 9, 15 and 22). A portion of the office and laboratory space (7,134 ASF) has been reserved for these visiting researchers so they can come for extended periods and interact with the resident scientists on CIRM-funded and other stem cell research projects and participate in the educational activities of the Institute. In addition to visiting researchers from other institutions, this space will also be available to UCI researchers with labs elsewhere on campus who are interested in entering the stem cell field. Our resident investigators will have the opportunity to both learn from and inform the best and most promising visiting scientists from around the world, across the region, and also closer to home.

Below are revised charts showing the square footage and cost of the project with the visiting researchers included, increasing the total to 26 research teams.

Space Summary Table

Space Category	Amount of Space (ASF)	Percent of Total	ASF per PI at 26
Lab, Lab Support, PI Offices	33,750	87%	1,298
Core Facilities	3,452	9%	133
Other Offices	1,195	3%	46
Administration and Other Support	510	1%	20
Total	38,907	100%	1,496

Cost Summary Table

Cost Category	Total Amount	Amount/PI
Building	\$55,753,000	\$2,144,346
Group 2 Equipment	\$5,154,000	\$198,231
Total	\$60,907,000	\$2,342,577
CIRM Amount	\$37,000,000	\$1,423,077
Applicant Amount	\$23,907,000	\$919,500

The statement on page 2 of the analysis regarding the average CIRM funding requested (excluding cores) per PI also needs to be revised to reflect the 26 PIs. The result is that the CIRM funding request is \$1,296,815 per PI, which is 20% lower than the average among applications.

Value/Costs: The analysis points out that UCI's equipment budget is low on a per-square-foot basis relative to the other proposals and suggests several reasons why this might be the case. We concur with most of the reasons given for the lower cost, including the planned relocation of a substantial amount of equipment from existing space to the new facility and the use of start-up funds to purchase equipment for the new faculty to be housed in the building. One correction, however, relates to the supposition in the analysis that the clinical space in the project doesn't require significant equipment. In fact, clinical equipment needs are substantial, representing a significant portion of the equipment budget as detailed in the appropriate section of our proposal.

Sustainability: The analysis states that UCI's design is expected to achieve a LEED Silver certification. While we have set LEED Silver as our minimum requirement, we are striving to achieve Gold. As discussed in the application, the bid specifications for our project require that the design-build teams

submit proposals that achieve LEED Silver certification in the base bid, with an alternate for Gold. After the bids are received, the campus will determine whether the Gold level can be achieved within the budget.

Urgency: The analysis reports that UCI's project management team has been responsible for more than \$1 billion dollars in projects. A small clarification is that this figure reflects only the current volume of projects. During the 20 years that UCI's management team has worked together, they have been responsible for well over \$2 billion in projects.

Shared Resources: The analysis comments that many core services located in nearby buildings are not as convenient as they would be if included in the proposed building. To clarify, the new building's site in UCI's Biomedical Research Center (BRC) is no more than a two- or three-minute walk from most of the nearby buildings which house these core resources. This distance has not presented any impediment to research in other BRC buildings supported by these cores over the past years of operation.

Thank you again for this opportunity. We look forward to CIRM's decision regarding our application.

Sincerely,



Peter J. Donovan, Ph.D.
Co-Director
Sue and Bill Gross
Stem Cell Research Center



Janet Mason
Director
Capital Planning

Cc: J. Ingels
Associate Vice Chancellor M. Warner